



# TOWN FLATS



01323 416600

Leasehold



1 Bedroom

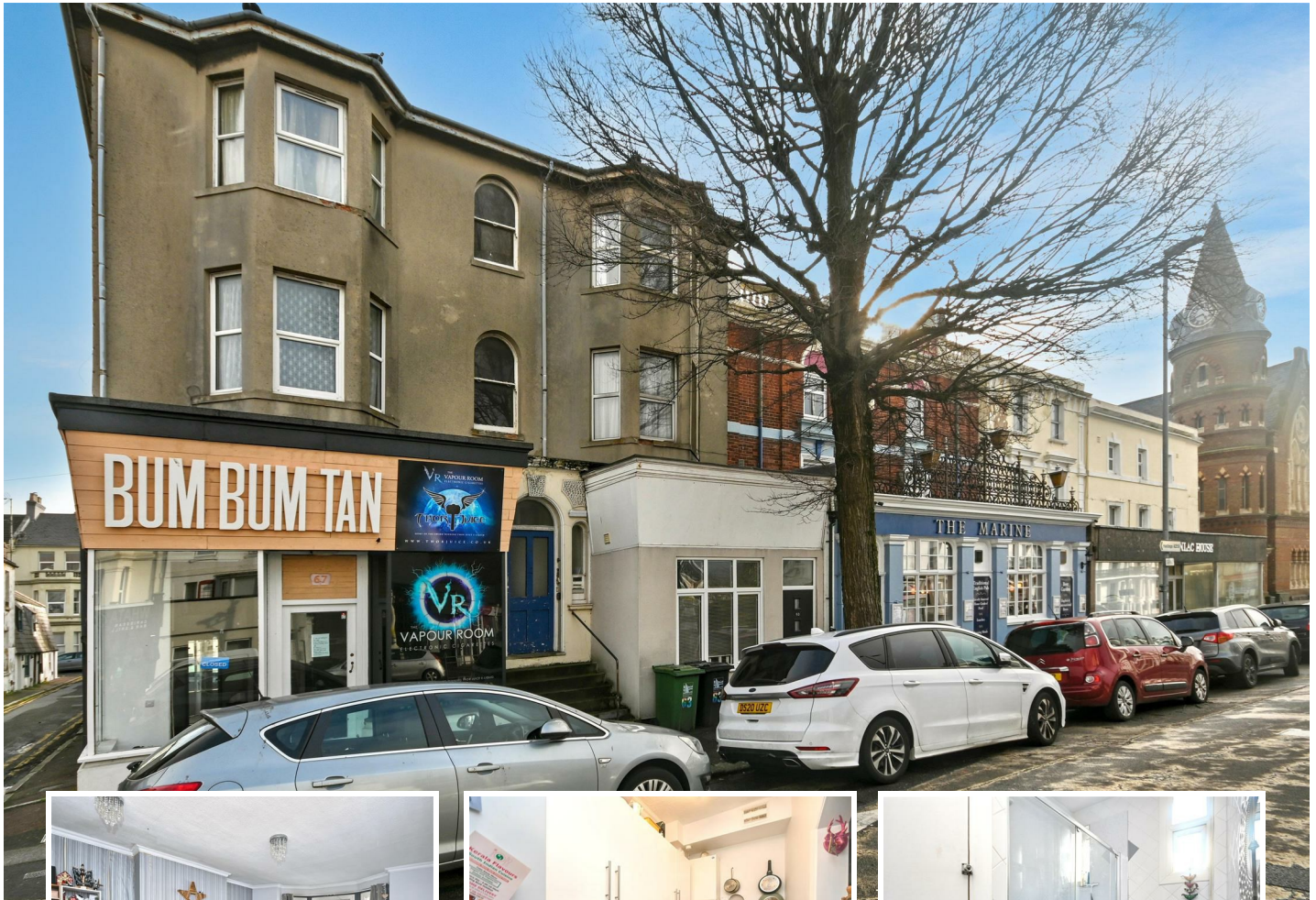


1 Reception



1 Bathroom

## Starting Bids: £70,000



### Flat 3, 65 Seaside, Eastbourne, BN22 7NE

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.

STARTING BID: £70,000

A well proportioned one bedroom apartment situated on the second (top) floor of a converted building in the highly sought-after Seaside area of Eastbourne, just moments from the seafront. The property is offered with a tenant in situ, currently achieving £725 per calendar month, making it an ideal buy-to-let investment. The accommodation benefits from gas central heating and double glazing, providing comfort and efficiency throughout. The lease has in excess of 140 years remaining, offering long term security for prospective purchasers. Perfectly positioned adjacent to Eastbourne seafront, the apartment is also a short walk from the town centre and mainline train station, with a wide range of shops, cafés, restaurants, and local amenities close by. An excellent opportunity for investors seeking a well located, income producing property in a popular coastal location.



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Flat 3, 65 Seaside,  
Eastbourne, BN22 7NE

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## Main Features

- STARTING BIDS: £70,000
- Immediate 'Exchange Of Contracts' Available / Being Sold Via 'Secure Sale'
- 1 Bedroom 2nd (Top) Floor Apartment Yards From Eastbourne Seafront
- Bay Windowed Lounge/Dining Room
- Fitted Kitchen
- Shower Room/WC
- Double Glazing & Gas Central Heating
- Lease In Excess Of 140 Years
- Tenant In Situ - Achieving £725 PCM
- Prime Seaside Location Close to Town Centre & Mainline Railway Station

### Entrance

Communal entrance with stairs to second floor private entrance door to -

### Hallway

Radiator.

### Bay Windowed Lounge/Dining Room

18'6 x 12'10 (5.64m x 3.91m )

Radiator. Double glazed bay window to front aspect.

### Fitted Kitchen

9'4 x 4'8 (2.84m x 1.42m )

Range of fitted wall and base units. Worktop with inset single drainer sink unit. Space for cooker and fridge/freezer. Plumbing and space for washing machine. Boiler.

### Bedroom

11'0 x 10'2 (3.35m x 3.10m )

Radiator. Built-in wardrobe. Double glazed window to rear aspect.

### Bathroom/WC

Suite comprising shower cubicle. Low level WC. Wash hand basin. Radiator. Storage cupboard. Double glazed window to rear aspect.

EPC = D

Council Tax Band = A

### AUCTIONEERS ADDITIONAL COMMENTS:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

THE VENDOR HAS ADVISED US OF THE FOLLOWING DETAILS. WE HAVE NOT INSPECTED THE LEASE NOR SEEN MAINTENANCE ACCOUNTS TO VERIFY THIS INFORMATION.

**Ground Rent: Awaiting confirmation**

**Maintenance: Awaiting confirmation**

**Lease: 189 years from 1980. We have been advised of the lease term, we have not seen the lease**

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We have tried to make sure that these particulars are accurate but, to a large extent, we have to rely on what the seller tells us about the property. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.